



LOCATION

Address: [5309 BEAUTYBERRY DR](#)
City: FORT WORTH
Georeference: 7262N-T-2
Subdivision: CHISHOLM TRAIL RANCH PH I SEC I
Neighborhood Code: 4S004S

Latitude: 32.602734975
Longitude: -97.4068566543
TAD Map: 2024-340
MAPSCO: TAR-102Z



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: CHISHOLM TRAIL RANCH PH I
SEC I Block T Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800031070

Site Name: CHISHOLM TRAIL RANCH PH I SEC I T 2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,135

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

JOHNSON KAYLA
JOHNSON DAVID

Primary Owner Address:
5309 BEAUTYBERRY DR
FORT WORTH, TX 76036

Deed Date: 9/12/2022

Deed Volume:

Deed Page:

Instrument: [D222225910](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRI POINTE HOMES DFW LLC	8/9/2021	D221230281		

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$283,658	\$70,000	\$353,658	\$353,658
2023	\$328,141	\$70,000	\$398,141	\$398,141
2022	\$0	\$42,000	\$42,000	\$42,000
2021	\$0	\$42,000	\$42,000	\$42,000
2020	\$0	\$42,000	\$42,000	\$42,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.